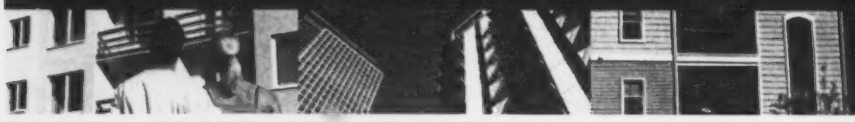
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Ontario Highlights



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Spring 2011

Figure 1

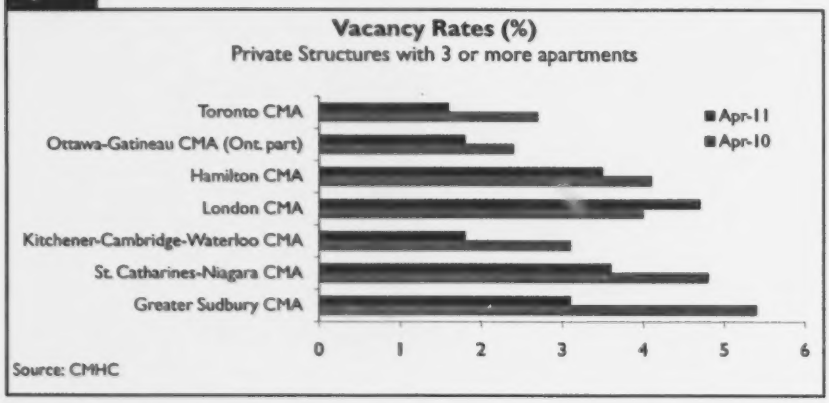
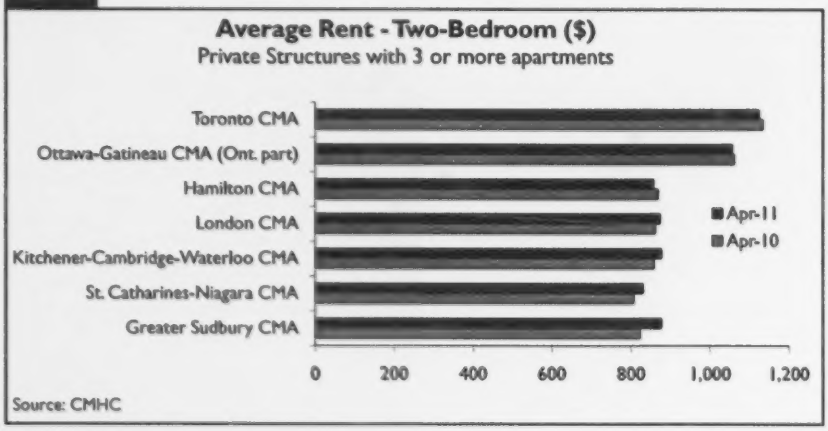


Figure 2



*Only centres with a population of 10,000 + are included in the survey.

Highlights

- The Ontario average vacancy rate declined to 2.5 per cent in April 2011, down from 3.4 per cent in the spring of 2010
- Vacancy rates dropped most in less expensive ownership markets
- Fixed sample two-bed apartment rents grew at a faster rate of 1.9 per cent this spring, compared to 1.3 per cent in April 2010
- Notable factors exerting downward pressure on vacancy rates include: improving economic conditions for Ontario residents aged 25 and older declining first time buyer demand and stronger immigration
- Notable factors exerting upward pressure on vacancy rates include: weak youth job markets and increasing rental and ownership completions

Ontario Rental Vacancy Rates Move Lower in April 2011

According to Canada Mortgage and Housing Corporation's (CMHC) Spring 2011 Rental Market Survey, Ontario vacancy rates declined to an average of 2.5 per cent in April 2011, down from 3.4 per cent in the spring of 2010. Vacancy rates moved lower for all bedroom types particularly less expensive bachelor units as these units compete less with new ownership completions.

Factors Exerting Downward Pressure on Vacancy Rates

Canada's economic recovery has been led by the goods sector. Canada's industrial heartland – Ontario – has benefited from this as unemployment rates moved lower helping support rental demand. While young adults have a higher propensity to rent, households over the ages of 25 represent a larger pool of renter households. Improving economic conditions and incomes among Ontario residents older than 25 years helped to halt migratory outflows in traditional goods producing economies such as Windsor, Oshawa and St. Catharines-Niagara. Meanwhile, Northern Ontario communities also benefited from an improving goods sector. As rising commodity prices boosted mining related activities, demand for labour and rental housing accommodation increased. This placed downward pressure on vacancy rates.

Although they were impacted by the same factors previously mentioned, pricier southern Ontario ownership markets created competitive headwinds for existing conventional rental structures. First time buyers trying to avoid higher mortgage carrying costs brought their decision to purchase a home forward, particularly in more expensive markets. This helped explain why Toronto, Hamilton and Ottawa saw less downward movement in vacancy rates this spring relative to other urban centres.

While general economic conditions highlighted above influence rental markets locally, a number of other factors have increased rental demand and exerted downward pressure on vacancy rates at a provincial level. Firstly, the prospects of new mortgage rules taking effect in March of 2011 and higher interest rates likely brought some home purchases forward, particularly into the fourth quarter of last year. Less pent up ownership demand and fewer first time buyers in the market meant fewer tenants likely vacated their rental suites during the first quarter of 2011. Consequently, with fewer renter households shifting from renting to owning a home – vacancy rates moved lower this spring.

A second factor exerting upward pressure on rental demand and downward pressure on vacancy rates was Ontario`s immigration story. Immigration into Ontario has been moving higher over the past year. A global economic recovery led to less uncertainty and likely encouraged more international travel. Immigrants typically lack the savings and work experience to qualify for homeownership. Approximately 75 per cent of immigrants opt for rental accommodation when first arriving in Canada.

Factors Exerting Upward Pressure on Vacancy Rates

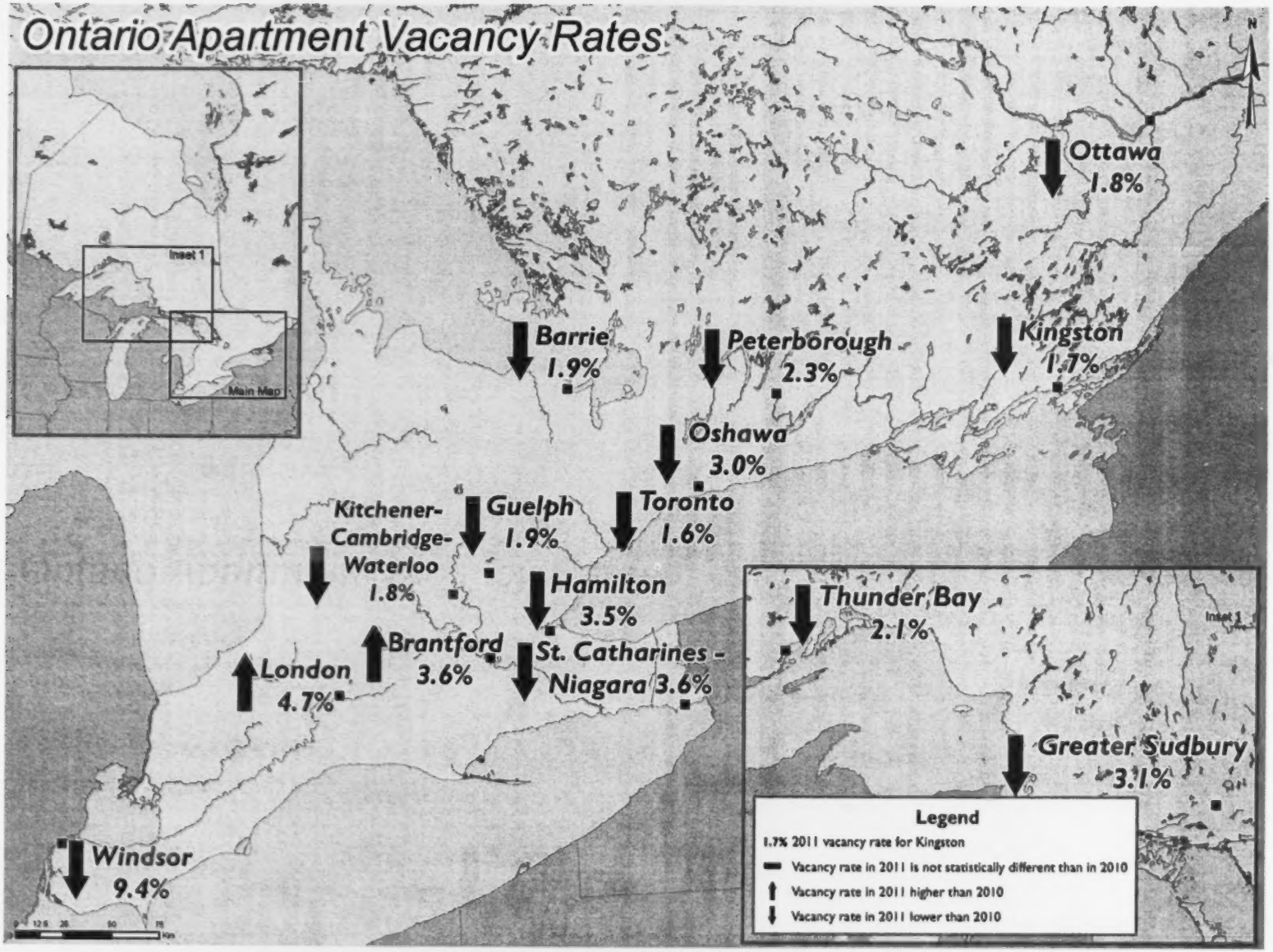
Other factors however, worked to dampen rental demand and put upward pressure on apartment vacancy rates. A notable factor is the youth employment story. While representing a smaller number of renter households, young adults are more likely to rent. Young Ontario adults between the ages of 18 to 25 have been adversely impacted by the recent downturn. Despite the economic recovery, employment levels for young adults are still well below pre-recession levels. Fewer job prospects for younger Ontarians dampened the rate of household formation and rental demand among this age cohort.

Another factor exerting downward pressure on rental demand and upward pressure on vacancy rates is the condo market. Condominiums represent a relatively less expensive homeownership option for first time buyers, particularly during a period of rising mortgage carrying costs. Condo sales hit new records in recent years and projects have reached the completion phase in the last six months. Some first time buyers are renter households and, as they took occupancy of their recently completed units, had to vacate their existing rental units. This exerted upward pressure on vacancy rates.

On the supply side, higher condominium and conventional rental completions created competitive headwinds for existing rental accommodation. While condo developers have been targeting first time buyers, a push to sell to investors has gained prominence over the last several years. Condominiums are a form of competing rental supply for the higher end primary rental segment as investors subsequently lease these units out to prospective tenants. In addition, more conventional rental completions, particularly in markets such as London and Kingston, meant more competition to retain and attract tenants - exerting upward pressure on vacancies. On net, with the exception of the London and Brantford markets, demand pressures were strong enough to offset increasing headwinds from new supply – resulting in lower vacancy rates across most major Ontario markets.

Vacancy Rate Impact on Rents

Tighter rental apartment conditions helped push rents higher. Apartment rents for 2-bedroom units that were common to both 2010 and 2011 spring surveys rose by 1.9 per cent. This rate of increase in rents was stronger in relation to increases in April of 2010.


Ontario Apartment Vacancy Rates
Inset 1
Main Map
Ottawa
1.8%
Barrie
1.9%
Peterborough
2.3%
Kingston
1.7%
Oshawa
3.0%
Toronto
1.6%
Guelph
1.9%
Kitchener-
Cambridge-
Waterloo
1.8%
Hamilton
3.5%
Brantford
3.6%
St. Catharines -
Niagara 3.6%
London
4.7%
Windsor
9.4%
Thunder Bay
2.1%
Greater Sudbury
3.1%
Legend
1.7% 2011 vacancy rate for Kingston
Vacancy rate in 2011 is not statistically different than in 2010
Vacancy rate in 2011 higher than 2010
Vacancy rate in 2011 lower than 2010

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Ontario - Northern Ontario Centres

Apartment Data by Centre and Bedroom Type

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Average Rents ($) 28
Number of Units - Vacant and Universe 29
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Vacancy Rates (%) 31
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Vacancy Rates (%) 34
Average Rents ($) 35
Number of Units - Vacant and Universe 36
Availability Rates (%) 37
Estimate of Percentage Change (%) of Average Rent 38

Row and Apartment Data by Centre and Bedroom Type

Vacancy Rates (%) 39
Average Rents ($) 40
Number of Units - Vacant and Universe 41
Availability Rates (%) 42
Estimate of Percentage Change (%) of Average Rent 43

1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Barrie CMA	**	**	4.0 b	1.6 c	4.8 b	2.0 b	5.3 c	1.8 c	4.7 b	1.9 b
Brantford CMA	**	**	3.7 d	4.2 c	2.5 b	3.5 c	1.9 c	1.7 c	2.8 b	3.6 b
Greater Sudbury CMA	5.0 d	**	6.4 c	2.9 c	5.2 b	3.2 c	2.1 c	3.1 d	5.4 b	3.1 c
Guelph CMA	3.2 d	**	4.0 c	2.0 a	5.3 b	1.6 a	0.0 c	4.6 d	4.6 b	1.9 a
Hamilton CMA	5.7 b	5.9 c	4.6 a	3.5 a	3.7 a	3.4 b	2.7 a	2.6 a	4.1 a	3.5 a
Kingston CMA	2.8 c	**	2.1 b	1.7 b	2.2 a	1.7 b	**	**	2.2 a	1.7 a
Kitchener-Cambridge-Waterloo CMA	**	4.9 d	3.0 a	1.8 a	3.1 b	1.7 a	5.2 d	1.2 a	3.1 b	1.8 a
London CMA	2.8 c	4.2 d	2.9 a	4.5 b	4.7 b	4.8 a	**	6.3 b	4.0 b	4.7 a
Oshawa CMA	3.8 d	**	4.1 b	2.9 a	3.8 a	3.2 b	1.3 a	2.8 c	3.7 a	3.0 a
Ottawa-Gatineau CMA (Ont. part)	3.4 d	2.5 c	2.4 a	1.7 a	2.3 b	1.8 a	1.6 c	1.0 a	2.4 a	1.8 a
Peterborough CMA	**	**	5.6 b	1.7 b	6.9 c	2.4 b	**	3.5 d	6.6 b	2.3 a
St. Catharines-Niagara CMA	**	4.3 d	5.1 b	3.3 c	4.5 b	3.8 b	3.6 c	2.4 c	4.8 a	3.6 b
Thunder Bay CMA	1.2 d	**	3.6 c	2.2 b	2.3 a	2.0 b	**	**	2.9 a	2.1 a
Toronto CMA	2.4 b	1.1 a	3.2 b	1.8 a	2.2 a	1.7 a	2.6 b	1.5 c	2.7 a	1.6 a
Windsor CMA	**	11.4 d	11.7 c	9.7 b	13.1 c	8.8 b	**	**	12.4 a	9.4 a
Ontario 10,000+	3.5 b	2.2 a	3.6 a	2.6 a	3.2 a	2.6 a	2.9 a	2.0 a	3.4 a	2.5 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Barrie CMA	687 a	684 a	852 a	856 a	970 a	976 a	1,135 a	1,182 a	935 a	945 a
Brantford CMA	620 b	589 c	707 a	692 a	778 a	778 a	846 a	856 a	761 a	748 a
Greater Sudbury CMA	502 a	534 b	677 a	718 a	823 a	877 a	942 a	965 a	765 a	815 a
Guelph CMA	581 a	617 a	768 a	786 a	876 a	892 a	1,001 a	1,016 a	833 a	855 a
Hamilton CMA	523 a	556 a	704 a	703 a	868 a	856 a	1,103 a	1,041 a	795 a	784 a
Kingston CMA	599 a	622 a	753 a	792 a	895 a	966 a	1,320 c	1,271 b	854 a	905 a
Kitchener-Cambridge-Waterloo CMA	596 b	603 a	714 a	741 a	858 a	877 a	1,005 a	999 a	810 a	831 a
London CMA	530 a	543 a	688 a	713 a	862 a	873 a	992 b	1,029 a	787 a	804 a
Oshawa CMA	644 a	660 a	793 a	809 a	905 a	920 a	1,037 a	1,065 a	872 a	888 a
Ottawa-Gatineau CMA (Ont. part)	688 a	705 a	873 a	868 a	1,061 a	1,056 a	1,252 a	1,338 a	951 a	949 a
Peterborough CMA	592 a	602 a	749 a	757 a	891 a	882 a	1,060 a	1,094 a	840 a	852 a
St. Catharines-Niagara CMA	523 a	553 a	679 a	708 a	807 a	830 a	924 a	933 a	757 a	786 a
Thunder Bay CMA	481 a	493 a	620 a	632 a	759 a	762 a	929 b	978 a	695 a	705 a
Toronto CMA	802 b	805 a	943 a	969 a	1,134 a	1,124 a	1,326 b	1,340 b	1,044 a	1,045 a
Windsor CMA	480 a	505 a	622 a	633 a	736 a	761 a	861 b	903 b	661 a	678 a
Ontario 10,000+	**716 a**	**737 a**	**836 a**	**850 a**	**978 a**	**980 a**	**1,203 a**	**1,214 a**	**920 a**	**925 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_1 Number of Private Apartment Units Vacant and Universe in April 2011 by Bedroom Type Ontario – CMAs

Centre	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
	Vacant		Total	Vacant		Total	Vacant		Total	Vacant		Total	Vacant		Total
Barrie CMA	**		67	17	c	1,031	39	b	1,973	4	c	212	63	b	3,283
Brantford CMA	**		112	70	c	1,683	83	c	2,356	8	c	485	165	b	4,637
Greater Sudbury CMA	**		618	101	c	3,553	202	c	6,371	16	d	507	343	c	11,049
Guelph CMA	**		170	44	a	2,216	61	a	3,885	15	d	325	128	a	6,596
Hamilton CMA	105	c	1,796	656	a	18,567	670	b	19,493	59	a	2,309	1,490	a	42,166
Kingston CMA	**		528	74	b	4,333	124	b	7,292	**		534	219	a	12,687
Kitchener-Cambridge-Waterloo CMA	35	d	716	171	a	9,344	290	a	16,946	15	a	1,285	511	a	28,291
London CMA	50	d	1,187	746	b	16,600	1,060	a	22,078	112	b	1,784	1,969	a	41,649
Oshawa CMA	**		354	101	a	3,525	207	b	6,549	24	c	852	336	a	11,280
Ottawa-Gatineau CMA (Ont. part)	141	c	5,600	472	a	27,362	446	a	24,842	25	a	2,633	1,084	a	60,437
Peterborough CMA	**		129	33	b	2,021	78	b	3,198	17	d	494	137	a	5,842
St. Catharines-Niagara CMA	19	d	443	189	c	5,714	333	b	8,692	26	c	1,059	567	b	15,908
Thunder Bay CMA	**		226	47	b	2,108	55	b	2,780	**		150	109	a	5,264
Toronto CMA	311	a	28,903	2,223	a	126,609	2,150	a	127,353	366	c	24,282	5,050	a	307,148
Windsor CMA	127	d	1,118	748	b	7,679	495	b	5,635	**		351	1,397	a	14,782
Ontario 10,000+	951	a	44,077	6,481	a	251,616	7,414	a	290,412	611	a	49,369	15,657	a	626,494

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Barrie CMA	**	**	5.7 b	4.1 c	9.4 b	4.0 c	10.0 c	3.4 d	8.3 b	4.0 b
Brantford CMA	**	**	4.7 c	5.7 b	3.1 c	5.0 c	3.8 d	3.2 d	3.7 c	5.1 b
Greater Sudbury CMA	5.8 d	5.5 d	8.1 c	4.1 c	6.0 b	4.1 c	5.8 c	4.5 d	6.7 b	4.2 b
Guelph CMA	11.1 d	**	6.6 b	4.7 b	8.0 b	4.6 b	3.0 c	4.6 d	7.4 a	4.7 b
Hamilton CMA	11.1 c	7.6 b	8.2 a	5.1 a	7.1 a	4.9 a	6.0 b	4.8 b	7.7 a	5.1 a
Kingston CMA	4.5 c	3.7 d	4.2 b	3.2 b	4.1 b	3.1 b	**	**	4.1 b	3.1 b
Kitchener-Cambridge-Waterloo CMA	4.5 d	7.5 c	5.7 b	4.7 b	5.6 a	4.7 a	7.4 c	2.6 b	5.7 a	4.7 a
London CMA	5.6 c	7.8 c	5.9 a	8.2 a	8.2 a	8.4 a	**	9.1 b	7.3 a	8.3 a
Oshawa CMA	4.6 d	3.9 d	5.6 b	4.8 b	5.2 a	4.3 b	2.8 b	5.1 c	5.1 a	4.5 a
Ottawa-Gatineau CMA (Ont. part)	6.0 c	5.3 c	4.6 a	4.4 b	5.6 b	4.7 b	4.2 d	8.4 c	5.1 a	4.8 a
Peterborough CMA	**	**	9.2 b	4.2 b	9.5 c	5.0 b	**	5.7 c	9.8 b	5.0 b
St. Catharines-Niagara CMA	**	**	7.8 b	5.0 b	7.0 b	5.9 b	4.6 c	4.9 c	7.3 a	5.5 b
Thunder Bay CMA	2.2 c	5.0 d	4.5 b	3.4 b	3.4 b	2.7 a	**	4.5 d	3.8 b	3.1 b
Toronto CMA	4.4 b	2.6 b	5.2 a	3.3 b	4.3 a	2.9 a	4.2 b	2.6 b	4.7 a	3.0 a
Windsor CMA	20.1 d	12.8 c	15.5 a	11.8 a	16.1 a	10.4 a	**	**	15.9 a	11.3 a
Ontario 10,000+	5.8 b	4.0 b	5.9 a	4.5 a	5.5 a	4.3 a	4.8 b	3.1 b	5.7 a	4.3 a

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Barrie CMA	++	**	1.0 d	++	1.4 a	1.2 a	2.3 a	**	1.1 a	1.3 a
Brantford CMA	**	**	**	1.0 a	**	1.3 a	++	1.5 a	**	1.4 a
Greater Sudbury CMA	++	++	**	++	**	2.5 c	++	**	**	**
Guelph CMA	++	++	0.5 b	++	++	0.4 a	++	++	0.5 b	0.4 a
Hamilton CMA	++	++	1.9 b	1.4 a	1.1 a	1.8 b	1.7 c	2.6 c	1.6 b	1.7 b
Kingston CMA	++	++	2.6 a	2.2 a	2.6 a	2.4 a	++	**	2.5 a	2.1 a
Kitchener-Cambridge-Waterloo CMA	1.3 a	**	1.4 a	1.6 a	1.2 a	1.5 a	1.3 a	1.8 b	1.3 a	1.5 a
London CMA	1.4 d	1.4 a	1.3 a	1.1 a	1.2 a	1.3 a	1.3 a	**	1.2 a	1.2 a
Oshawa CMA	++	**	1.3 a	1.0 a	1.8 c	1.4 a	**	**	1.7 c	1.3 a
Ottawa-Gatineau CMA (Ont. part)	4.7 d	3.2 d	3.4 c	2.5 b	2.9 b	2.2 b	4.6 d	++	3.4 b	2.1 b
Peterborough CMA	++	++	1.2 d	3.2 c	1.4 a	1.8 c	**	++	1.3 a	2.5 b
St. Catharines-Niagara CMA	3.8 d	++	2.0 b	2.4 b	1.8 a	2.0 b	2.2 b	2.2 b	1.4 a	2.6 b
Thunder Bay CMA	1.8 b	5.9 d	4.5 c	2.6 c	3.1 b	3.2 d	**	**	3.2 b	2.9 b
Toronto CMA	++	**	++	1.7 c	1.0 d	2.1 c	2.5 c	**	0.9 d	3.0 c
Windsor CMA	++	++	++	++	++	++	++	1.4 a	++	++
Ontario 10,000+	1.1 d	2.6 c	1.3 a	1.7 a	1.3 a	1.9 b	2.3 b	2.9 c	1.4 a	2.3 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1_1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Barrie CMA	**	**	4.0 b	1.8 b	4.8 b	1.9 b	5.2 c	1.7 c	4.8 b	1.9 b
Brantford CMA	**	**	3.7 d	4.2 c	3.5 b	3.6 c	4.9 c	3.1 c	3.8 b	3.7 b
Greater Sudbury CMA	5.0 d	**	6.4 c	2.8 c	5.1 b	3.0 c	1.9 c	1.8 c	5.1 b	2.9 b
Guelph CMA	3.2 d	**	4.0 c	2.0 a	5.3 b	1.6 a	2.6 a	2.6 b	4.5 b	1.9 a
Hamilton CMA	5.7 b	5.9 c	4.6 a	3.5 a	3.6 a	3.4 b	2.2 b	2.6 c	4.0 a	3.5 a
Kingston CMA	2.8 c	**	2.1 b	1.7 b	2.2 a	1.7 b	**	**	2.2 a	1.7 a
Kitchener-Cambridge-Waterloo CMA	**	4.9 d	3.0 a	1.9 a	2.9 a	1.6 a	3.1 d	0.7 a	2.9 a	1.7 a
London CMA	2.8 c	4.2 d	2.9 a	4.5 b	4.6 b	4.7 a	4.3 c	6.7 b	3.9 a	4.8 a
Oshawa CMA	3.8 d	**	4.1 b	2.8 a	3.8 a	3.1 b	**	3.1 c	3.6 a	3.0 a
Ottawa-Gatineau CMA (Ont. part)	3.4 d	2.5 c	2.4 a	1.8 a	2.3 b	1.8 a	2.8 a	2.2 a	2.5 a	1.9 a
Peterborough CMA	**	**	5.5 b	1.6 b	7.0 c	2.4 b	6.3 c	5.1 c	6.4 b	2.6 a
St. Catharines-Niagara CMA	**	4.3 d	5.1 b	3.3 c	4.5 b	3.8 b	5.5 c	4.7 b	4.9 a	3.7 b
Thunder Bay CMA	1.2 d	**	3.6 c	2.2 b	2.3 a	1.9 b	18.7 d	**	4.0 b	1.9 a
Toronto CMA	2.4 b	1.1 a	3.2 b	1.8 a	2.2 a	1.7 a	2.6 b	1.6 b	2.7 a	1.6 a
Windsor CMA	**	11.4 c	11.7 c	9.7 b	13.2 c	8.8 b	12.6 d	12.7 d	12.6 a	9.6 a
Ontario 10,000+	3.5 b	2.2 a	3.6 a	2.6 a	3.[illegible] a	2.5 a	3.2 b	2.5 a	3.4 a	2.5 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2_1 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Barrie CMA	690 a	692 a	852 a	865 a	968 a	974 a	1,115 a	1,098 a	953 a	955 a
Brantford CMA	620 b	589 c	707 a	692 a	785 a	786 a	912 a	885 a	786 a	769 a
Greater Sudbury CMA	502 a	534 b	677 a	718 a	825 a	886 a	891 a	936 a	773 a	828 a
Guelph CMA	580 a	615 a	768 a	785 a	882 a	900 a	1,112 a	1,125 a	863 a	886 a
Hamilton CMA	523 a	556 a	704 a	703 a	877 a	862 a	989 a	1,105 a	807 a	808 a
Kingston CMA	599 a	622 a	753 a	792 a	896 a	967 a	1,276 b	1,234 b	856 a	908 a
Kitchener-Cambridge-Waterloo CMA	596 b	603 a	714 a	741 a	857 a	872 a	944 a	981 a	814 a	837 a
London CMA	530 a	543 a	688 a	713 a	863 a	872 a	926 a	961 a	795 a	811 a
Oshawa CMA	644 a	660 a	794 a	809 a	907 a	920 a	1,112 a	1,071 a	894 a	901 a
Ottawa-Gatineau CMA (Ont. part)	687 a	705 a	873 a	868 a	1,062 a	1,051 a	1,276 a	1,266 a	985 a	969 a
Peterborough CMA	591 a	600 a	748 a	754 a	889 a	879 a	1,015 a	1,042 a	850 a	856 a
St. Catharines-Niagara CMA	525 a	552 a	679 a	708 a	807 a	828 a	917 a	917 a	763 a	789 a
Thunder Bay CMA	481 a	493 a	620 a	633 a	758 a	759 a	814 a	904 b	699 a	708 a
Toronto CMA	802 b	806 a	943 a	970 a	1,134 a	1,124 a	1,305 a	1,337 a	1,049 a	1,050 a
Windsor CMA	480 a	505 a	622 a	633 a	734 a	760 a	840 b	1,111 a	666 a	697 a
Ontario 10,000+	716 a	737 a	836 a	850 a	976 a	978 a	1,156 a	1,178 a	926 a	931 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3_1 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2011 by Bedroom Type
Ontario – CMAs

Centre	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
	Vacant		Total	Vacant		Total	Vacant		Total	Vacant		Total	Vacant		Total
Barrie CMA	**		72	20	b	1,095	39	b	2,016	9	c	545	71	b	3,728
Brantford CMA	**		112	70	c	1,683	89	c	2,480	33	c	1,055	196	b	5,330
Greater Sudbury CMA	**		618	101	c	3,568	202	c	6,689	22	c	1,266	349	b	12,140
Guelph CMA	**		171	44	a	2,218	65	a	4,046	23	b	872	139	a	7,307
Hamilton CMA	105	c	1,796	656	a	18,608	671	b	19,839	125	c	4,735	1,557	a	44,978
Kingston CMA	**		528	74	b	4,338	124	b	7,401	**		649	219	a	12,915
Kitchener-Cambridge-Waterloo CMA	35	d	717	175	a	9,462	299	a	18,384	22	a	3,044	531	a	31,607
London CMA	50	d	1,187	746	b	16,604	1,091	a	23,175	279	b	4,184	2,167	a	45,150
Oshawa CMA	**		354	101	a	3,554	207	b	6,606	52	c	1,656	364	a	12,170
Ottawa-Gatineau CMA (Ont. part)	141	c	5,607	483	a	27,400	493	a	28,070	152	a	6,999	1,268	a	68,076
Peterborough CMA	**		130	33	b	2,071	81	b	3,340	44	c	849	167	a	6,391
St. Catharines-Niagara CMA	19	d	445	190	c	5,728	340	b	8,882	75	b	1,585	624	b	16,640
Thunder Bay CMA	**		226	47	b	2,120	55	b	2,956	**		306	109	a	5,607
Toronto CMA	311	a	28,917	2,225	a	126,622	2,162	a	128,875	491	b	30,678	5,189	a	315,092
Windsor CMA	127	d	1,118	749	b	7,690	511	b	5,831	92	d	725	1,479	a	15,364
Ont – to 10,000+	951	a	44,122	6,510	a	252,379	7,681	a	301,596	1,596	a	53,861	16,737	a	661,958

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4_1 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Barrie CMA	**	**	5.7 b	4.6 c	9.7 b	3.9 c	9.1 b	3.5 d	8.5 b	4.1 b
Brantford CMA	**	**	4.7 c	5.7 b	4.3 b	5.1 c	7.4 b	4.1 c	5.0 b	5.2 b
Greater Sudbury CMA	5.8 d	5.5 d	8.1 c	4.1 c	5.8 b	3.9 c	3.7 c	2.4 c	6.3 b	3.9 b
Guelph CMA	11.1 d	**	6.6 b	4.7 b	8.1 a	4.7 b	10.2 a	8.4 b	8.0 a	5.2 a
Hamilton CMA	11.1 c	7.6 b	8.2 a	5.1 a	6.8 a	4.8 a	9.2 c	3.8 d	7.8 a	4.9 a
Kingston CMA	4.5 c	3.7 d	4.2 b	3.2 b	4.0 b	3.1 b	2.9 c	2.9 c	4.1 b	3.1 b
Kitchener-Cambridge-Waterloo CMA	4.5 d	7.4 c	5.8 b	4.7 b	5.7 a	4.7 a	4.6 d	2.7 c	5.6 a	4.6 a
London CMA	5.6 c	7.8 c	5.9 a	8.2 a	8.2 a	8.2 a	6.8 c	8.9 b	7.2 a	8.2 a
Oshawa CMA	4.6 d	3.9 d	5.6 b	4.7 b	5.2 a	4.3 b	4.0 d	5.1 b	5.2 a	4.5 a
Ottawa-Gatineau CMA (Ont. part)	6.0 c	5.3 c	4.6 a	4.4 b	5.7 b	4.5 b	4.8 b	6.6 b	5.1 a	4.8 a
Peterborough CMA	**	**	9.1 b	4.1 b	9.6 c	4.9 b	9.8 c	7.3 c	9.5 b	5.1 b
St. Catharines-Niagara CMA	**	**	7.8 b	5.0 b	7.1 b	5.9 b	7.1 b	8.0 b	7.4 a	5.8 b
Thunder Bay CMA	2.2 c	5.0 d	4.5 b	3.4 b	3.4 b	2.8 a	19.2 a	**	4.9 b	3.1 b
Toronto CMA	4.4 b	2.6 b	5.2 a	3.3 b	4.3 a	2.9 a	4.3 b	2.7 a	4.7 a	3.0 a
Windsor CMA	20.1 d	12.8 c	15.5 a	11.8 a	16.0 a	10.4 a	14.5 d	**	16.0 a	11.5 a
Ontario 10,000+	5.8 b	4.0 b	5.5 a	4.5 a	5.6 a	4.3 a	5.4 a	4.2 a	5.7 a	4.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5_1 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Barrie CMA	++	**	1.0 d	++	1.3 a	1.2 a	2.2 b	**	1.1 a	1.1 a
Brantford CMA	**	**	**	1.0 a	3.2 d	1.2 a	**	1.2 a	2.5 c	1.3 a
Greater Sudbury CMA	++	++	**	++	2.0 c	2.9 c	**	5.3 d	2.7 c	4.3 d
Guelph CMA	++	++	0.5 b	++	0.4 b	0.7 a	++	++	0.5 b	0.6 a
Hamilton CMA	++	++	1.9 b	1.4 a	1.1 a	1.8 b	1.7 c	2.4 c	1.6 b	1.6 b
Kingston CMA	++	++	2.6 a	2.2 a	2.6 a	2.5 a	++	2.9 c	2.5 a	2.2 a
Kitchener-Cambridge-Waterloo CMA	1.3 a	**	1.4 a	1.6 a	1.2 a	1.4 a	1.2 a	1.7 b	1.3 a	1.5 a
London CMA	1.4 d	1.4 a	1.3 a	1.1 a	1.2 a	1.3 a	1.4 a	**	1.2 a	1.2 a
Oshawa CMA	++	**	1.4 a	1.0 a	1.8 c	1.3 a	**	2.0 c	1.7 c	1.3 a
Ottawa-Gatineau CMA (Ont. part)	4.7 d	3.2 d	3.4 c	2.5 b	3.1 c	2.2 b	4.4 c	++	3.5 b	2.1 b
Peterborough CMA	++	++	1.4 a	3.2 c	1.5 c	**	**	++	1.5 c	2.4 b
St. Catharines-Niagara CMA	3.9 d	++	2.0 b	2.3 b	1.8 a	1.9 c	2.2 b	2.1 b	1.5 a	2.4 b
Thunder Bay CMA	1.8 b	5.9 d	4.5 c	2.6 c	3.0 b	3.2 d	3.9 d	++	2.9 a	3.0 b
Toronto CMA	++	**	++	1.7 c	1.0 d	2.1 c	2.6 c	**	1.0 d	3.0 c
Windsor CMA	++	++	++	++	++	++	++	2.1 c	++	++
Ontario 10,000+	1.1 d	2.6 c	1.4 a	1.7 a	1.4 a	1.9 b	2.4 b	2.1 c	1.5 a	2.3 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_2 Private Apartment Vacancy Rates (%)
by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Belleville CA	**	**	4.8 b	4.1 b	5.7 b	3.3 b	1.6 c	0.5 b	5.2 a	3.5 b
Brockville CA	**	3.7 c	2.6 c	2.8 a	2.3 c	2.8 a	1.3 d	**	2.3 b	3.0 a
Cornwall CA	4.0 d	3.5 d	4.4 c	4.8 c	2.3 b	2.6 b	2.2 c	3.9 d	3.0 a	3.4 b
Greater Napanee Town	**	0.0 d	5.3 d	3.7 d	1.8 c	2.5 a	0.0 d	0.0 c	2.7 b	2.6 a
Hawkesbury CA	4.3 d	**	3.7 c	7.5 c	4.7 c	3.7 c	**	0.0 c	4.4 b	4.4 c
Mississippi Mills Town	**	n/s	**	**	**	**	n/s	n/s	**	**
North Grenville MU	**	**	**	**	1.6 a	3.2 a	n/s	n/s	1.3 a	2.5 b
Pembroke CA	9.0 a	**	1.7 b	0.0 b	1.8 a	1.3 a	0.0 c	0.0 d	2.1 a	1.0 a
Petawawa CA	n/u	n/u	1.5 d	**	4.2 d	2.5 c	11.1 d	**	4.2 d	**
Prince Edward CY	0.0 a	**	5.1 b	9.3 c	2.9 a	3.9 b	**	**	3.3 b	6.2 c
The Nation M	**	n/s	3.7 d	3.6 d	0.0 c	**	0.0 a	7.8 a	1.3 a	7.8 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_2 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Belleville CA	570 a	594 a	719 a	737 a	818 a	831 a	931 a	946 a	788 a	802 a
Brockville CA	513 a	527 a	631 a	641 a	755 a	747 a	738 a	767 a	710 a	707 a
Cornwall CA	509 a	514 a	582 a	582 a	696 a	688 a	742 a	733 a	658 a	652 a
Greater Napanee Town	517 c	542 c	609 a	619 a	737 a	749 a	860 b	849 a	709 a	720 a
Hawkesbury CA	514 a	505 a	540 a	556 a	653 a	655 a	730 a	788 a	620 a	624 a
Mississippi Mills Town	n/s	n/s	**	**	**	**	n/s	n/s	**	**
North Grenville MU	**	**	**	**	814 a	917 b	n/s	n/s	756 a	865 b
Pembroke CA	473 a	544 b	559 a	596 a	691 a	724 a	791 b	753 b	645 a	679 a
Petawawa CA	n/u	n/u	513 a	522 a	631 a	659 a	624 a	683 a	603 a	631 a
Prince Edward CY	506 a	498 a	598 a	596 a	688 a	711 a	**	**	656 a	667 a
The Nation M	n/s	n/s	523 a	545 a	605 a	625 a	713 b	728 b	592 a	609 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_2 Number of Private Apartment Units Vacant and Universe in April 2011 by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	**	105	71 b	1,720	121 b	3,642	1 b	214	199 b	5,681
Brockville CA	3 c	94	17 a	602	37 a	1,318	**	72	62 a	2,085
Cornwall CA	7 d	188	54 c	1,127	52 b	2,001	12 d	318	125 b	3,634
Greater Napanee Town	0 d	9	5 d	123	10 a	399	0 c	27	15 a	559
Hawkesbury CA	**	56	14 c	181	16 c	427	0 c	32	30 c	695
Mississippi Mills Town	n/s	n/s	**	**	**	**	n/s	n/s	**	**
North Grenville MU	**	**	**	**	2 a	64	n/s	n/s	2 b	82
Pembroke CA	**	55	0 b	249	8 a	568	0 d	22	9 a	893
Petawawa CA	n/u	n/u	**	76	6 c	239	**	24	**	339
Prince Edward CY	**	14	11 c	115	10 b	250	**	**	24 c	383
The Nation M	n/s	n/s	1 d	30	**	39	1 a	14	6 c	83

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Belleville CA	5.8 d	**	7.3 b	4.8 b	7.7 a	5.1 b	3.4 d	1.0 a	7.4 a	4.9 a
Brockville CA	**	3.7 c	4.1 d	3.6 b	3.1 d	3.8 b	2.6 c	**	3.2 c	3.9 b
Cornwall CA	**	5.1 d	5.6 c	8.0 b	4.4 b	4.0 c	2.8 c	4.3 d	4.7 b	5.3 b
Greater Napanee Town	**	0.0 d	**	4.6 d	2.8 b	3.0 b	0.0 d	0.0 c	3.8 c	3.2 b
Hawkesbury CA	4.3 d	**	6.9 c	8.8 c	6.4 b	5.5 c	**	0.0 c	6.3 b	5.8 b
Mississippi Mills Town	**	n/s	**	**	**	**	n/s	n/s	**	**
North Grenville MU	**	**	**	**	1.6 a	3.2 a	n/s	n/s	1.3 a	2.5 b
Pembroke CA	13.5 a	**	4.1 b	1.0 d	3.6 a	1.9 c	0.0 c	0.0 d	4.2 a	1.7 b
Petawawa CA	n/u	n/u	2.9 c	**	5.2 c	4.6 d	11.1 d	**	5.2 c	3.6 d
Prince Edward CY	0.0 a	**	6.1 b	10.2 d	4.9 b	4.3 b	**	**	5.0 a	6.7 c
The Nation M	**	n/s	8.8 c	3.6 d	0.0 c	**	8.1 a	7.8 a	4.4 c	7.8 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Belleville CA	2.3 c	2.7 c	**	2.0 c	1.3 a	1.3 a	++	1.6 c	1.2 d	1.5 c
Brockville CA	**	8.4 c	++	4.5 c	3.3 c	1.6 a	++	**	2.6 a	2.3 a
Cornwall CA	++	3.4 d	2.6 c	2.7 b	2.6 b	2.2 b	3.4 c	3.6 c	2.5 b	2.5 a
Greater Napanee Town	**	**	3.5 d	++	3.3 d	**	**	**	4.0 c	1.0 d
Hawkesbury CA	**	**	**	3.5 d	1.8 c	2.0 c	**	**	1.9 b	2.0 c
Mississippi Mills Town	**	**	**	**	**	**	**	**	**	**
North Grenville MU	**	**	**	**	5.4 a	**	**	**	**	**
Pembroke CA	**	**	7.0 c	**	6.3 b	2.9 c	**	**	5.8 b	4.1 d
Petawawa CA	n/u	n/u	3.9 b	**	4.7 d	**	**	**	4.5 d	**
Prince Edward CY	9.4 a	**	4.0 b	++	4.1 b	1.7 c	**	**	4.9 a	1.2 d
The Nation M	**	**	**	**	**	**	**	**	5.9 d	3.9 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1_2 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Belleville CA	**	**	4.8 b	4.2 b	5.8 b	3.2 b	1.2 a	0.7 b	5.2 a	3.5 b
Brockville CA	**	3.7 c	2.6 c	2.8 a	2.5 c	2.8 a	1.9 c	**	2.5 b	3.0 a
Cornwall CA	4.0 d	3.5 c	4.4 c	4.8 c	2.3 b	2.6 b	2.0 c	3.2 c	2.9 a	3.3 b
Greater Napanee Town	**	0.0 d	5.3 d	3.7 d	1.8 c	2.7 a	0.0 d	0.0 c	2.6 b	2.8 a
Hawkesbury CA	**	**	3.9 c	8.3 c	5.2 b	3.6 c	**	0.0 c	4.8 b	4.6 b
Mississippi Mills Town	**	**	**	**	**	**	n/s	n/s	1.1 d	2.3 c
North Grenville MU	**	**	0.0 a	**	1.4 a	2.6 c	n/s	n/s	1.1 a	2.1 c
Pembroke CA	9.0 a	**	1.7 b	0.0 b	1.9 a	1.3 a	0.0 c	0.0 d	2.1 a	0.9 a
Petawawa CA	n/u	n/u	1.5 d	**	4.1 d	2.5 c	11.1 d	**	4.1 d	2.1 c
Prince Edward CY	0.0 a	**	4.3 c	8.1 c	2.0 b	4.3 b	**	**	2.4 b	5.6 b
The Nation M	**	n/s	3.7 d	3.6 d	0.0 c	**	0.0 a	7.8 a	1.3 a	7.8 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2_2 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Belleville CA	570 a	594 a	718 a	737 a	817 a	830 a	898 a	908 b	788 a	802 a
Brockville CA	513 a	527 a	630 a	641 a	755 a	747 a	760 a	805 b	711 a	709 a
Cornwall CA	509 a	514 a	582 a	582 a	697 a	689 a	748 a	739 a	662 a	655 a
Greater Napanee Town	517 c	542 c	609 a	619 a	753 a	772 a	860 b	849 a	721 a	738 a
Hawkesbury CA	514 a	505 a	550 a	562 a	659 a	663 a	732 a	784 a	628 a	632 a
Mississippi Mills Town	**	**	567 a	621 a	732 b	778 a	n/s	n/s	603 a	671 a
North Grenville MU	**	**	590 a	**	809 a	893 b	n/s	n/s	759 a	853 b
Pembroke CA	473 a	544 b	556 a	592 a	693 a	722 a	775 b	731 b	646 a	676 a
Petawawa CA	n/u	n/u	513 a	522 a	639 a	666 a	624 a	683 a	609 a	636 a
Prince Edward CY	506 a	498 a	623 a	641 b	762 a	741 a	**	**	722 a	725 a
The Nation M	n/s	n/s	523 a	545 a	605 a	625 a	713 b	728 b	592 a	609 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3_2 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2011 by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	**	105	74 b	1,750	121 b	3,714	2 b	273	202 b	5,842
Brockville CA	3 c	94	17 a	615	37 a	1,344	**	87	64 a	2,139
Cornwall CA	7 d	188	54 c	1,128	52 b	2,045	12 d	384	125 b	3,745
Greater Napanee Town	0 d	9	5 d	123	11 a	417	0 c	27	16 a	577
Hawkesbury CA	**	56	17 c	203	17 c	462	0 c	42	35 b	762
Mississippi Mills Town	**	**	**	51	**	31	n/s	n/s	2 c	87
North Grenville MU	**	**	**	**	2 c	79	n/s	n/s	2 c	97
Pembroke CA	**	55	0 b	257	8 a	594	0 d	23	9 a	929
Petawawa CA	n/u	n/u	**	76	6 c	246	**	24	7 c	346
Prince Edward CY	**	14	11 c	132	13 b	305	**	**	29 b	523
The Nation M	n/s	n/s	1 d	30	**	39	1 a	14	6 c	83

The following letter codes are used to indicate the reliability of the estimates:
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3.1.4_2 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Belleville CA	5.8 d	**	7.3 b	4.9 b	7.8 a	5.1 b	3.7 d	1.1 a	7.4 a	4.8 a
Brockville CA	**	3.7 c	4.0 d	3.5 b	3.2 c	3.7 b	3.1 d	**	3.4 c	3.8 b
Cornwall CA	**	5.1 c	5.6 c	8.0 b	4.4 b	4.0 b	2.8 c	3.5 d	4.7 b	5.2 b
Greater Napanee Town	**	0.0 d	**	4.6 d	2.8 b	3.2 b	0.0 d	0.0 c	3.8 c	3.3 b
Hawkesbury CA	**	**	6.8 c	9.5 c	6.8 b	5.6 b	**	0.0 c	6.5 b	6.1 b
Mississippi Mills Town	**	**	**	3.9 d	**	**	n/s	n/s	2.3 c	5.7 c
North Grenville MU	**	**	0.0 a	**	1.4 a	2.6 c	n/s	n/s	1.1 a	2.1 c
Pembroke CA	13.5 a	**	4.0 b	1.6 c	3.6 a	1.8 c	0.0 c	0.0 d	4.1 a	1.8 b
Petawawa CA	n/u	n/u	2.9 c	**	5.1 c	4.5 d	11.1 d	**	5.1 c	3.6 d
Prince Edward CY	0.0 a	**	5.1 c	8.9 c	3.3 c	5.0 b	**	**	3.6 c	6.2 b
The Nation M	**	n/s	8.8 c	3.6 d	0.0 c	**	8.1 a	7.8 a	4.4 c	7.8 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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3.1.5_2 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Belleville CA	2.3 c	2.7 c	**	2.0 c	1.4 a	1.4 a	++	1.6 c	1.1 d	1.5 c
Brockville CA	**	8.4 c	++	4.6 c	3.3 c	1.7 a	++	2.5 c	2.7 a	2.7 a
Cornwall CA	++	3.4 d	2.6 c	2.7 b	2.5 b	2.2 b	3.2 c	3.6 c	2.4 b	2.6 a
Greater Napanee Town	**	**	3.5 d	++	3.2 d	**	**	**	3.9 c	1.1 d
Hawkesbury CA	**	**	3.1 d	**	2.3 b	1.9 c	**	**	2.5 b	1.7 c
Mississippi Mills Town	**	**	**	**	**	**	**	**	**	**
North Grenville MU	**	**	1.2 a	**	4.0 a	**	**	**	3.3 b	**
Pembroke CA	**	**	7.0 c	**	6.3 b	2.9 c	**	**	5.8 b	4.1 d
Petawawa CA	n/u	n/u	3.9 b	**	5.4 d	**	**	**	5.1 c	5.3 d
Prince Edward CY	9.4 a	**	3.7 b	++	3.9 c	1.3 d	**	**	4.6 c	++
The Nation M	**	**	**	**	**	**	**	**	5.9 d	3.9 c

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_3 Private Apartment Vacancy Rates (%)
by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Brighton MU	**	**	**	**	2.0 c	1.2 d	**	**	2.5 c	2.0 c
Brock Tp	n/s	**	0.0 d	**	**	14.0 d	**	**	5.2 d	13.1 d
Cobourg CA	0.0 d	**	4.0 c	1.9 c	3.1 c	1.8 c	0.0 c	0.0 d	3.0 c	2.0 b
Collingwood CA	23.5 a	**	2.3 b	0.5 a	2.6 b	0.0 b	10.0 a	**	3.4 b	0.2 a
Erin T	n/u	n/u	n/s	n/u	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	8.4 b	3.3 c	1.6 c	1.2 a	4.2 a	**	4.7 b	2.4 a
Kawartha Lakes CA	**	**	3.9 c	4.4 c	2.6 b	3.2 c	1.4 d	0.0 c	3.6 c	4.1 b
Midland CA	**	**	6.8 b	9.2 b	3.1 c	5.0 c	0.0 d	0.0 d	5.0 b	6.8 b
Orillia CA	**	0.0 c	2.3 c	2.6 b	2.4 b	2.0 b	**	**	2.7 c	2.2 b
Port Hope CA	10.7 a	0.0 a	3.3 d	3.0 d	1.1 a	1.1 a	0.0 a	**	2.4 c	1.7 b
Scugog TP	**	**	6.0 d	**	0.0 d	0.0 d	**	**	2.3 b	2.1 c
West Grey MU	**	**	**	3.7 d	**	**	**	12.5 d	4.7 d	**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.2_3 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Brighton MU	**	**	684 b	641 a	809 a	670 a	**	**	795 a	667 a
Brock Tp	n/s	n/s	641 b	651 b	742 a	776 a	**	n/s	724 a	740 a
Cobourg CA	559 c	505 b	740 a	746 a	891 a	911 a	911 a	1,003 a	842 a	857 a
Collingwood CA	618 a	662 b	712 a	738 a	830 a	851 a	792 a	813 b	772 a	796 a
Erin T	n/u	n/u	n/s	n/u	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	653 a	663 a	720 a	703 a	713 a	**	686 a	683 a
Kawartha Lakes CA	568 b	546 b	788 a	764 a	916 a	932 a	983 b	1,027 b	850 a	845 a
Midland CA	544 a	528 a	688 a	677 a	782 a	787 a	841 a	861 c	740 a	734 a
Orillia CA	615 a	644 a	749 a	774 a	860 a	869 a	938 b	948 a	807 a	820 a
Port Hope CA	541 a	532 a	770 a	796 a	872 a	902 a	1,164 a	**	827 b	852 a
Scugog TP	**	**	755 b	762 a	908 a	933 a	**	**	943 a	944 a
West Grey MU	**	**	530 b	538 a	602 b	624 b	760 b	791 a	613 b	598 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_3 Number of Private Apartment Units Vacant and Universe in April 2011 by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brighton MU	**	**	**	19	2 d	144	**	**	3 c	172
Brock Tp	**	**	**	31	7 d	54	**	**	14 d	106
Cobourg CA	**	33	5 c	240	11 c	600	0 d	32	18 b	905
Collingwood CA	**	19	1 a	245	0 b	309	**	12	1 a	584
Erin T	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	6 c	172	2 a	174	**	28	9 a	380
Kawartha Lakes CA	**	81	25 c	578	22 c	706	0 c	70	58 b	1,435
Midland CA	**	27	40 b	431	28 c	559	0 d	16	70 b	1,033
Orillia CA	0 c	123	16 b	614	17 b	857	**	68	37 b	1,662
Port Hope CA	0 a	32	7 d	216	3 a	301	**	**	10 b	572
Scugog TP	**	**	**	41	0 d	51	**	**	3 c	144
West Grey MU	**	**	1 d	27	**	103	2 d	16	**	152

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Brighton MU	**	**	**	**	2.0 c	1.2 d	**	**	2.5 c	2.0 c
Brock Tp	n/s	**	0.0 d	**	**	14.0 d	**	**	**	13.1 d
Cobourg CA	**	**	6.2 b	3.0 c	4.3 c	2.2 b	**	0.0 d	4.9 b	2.5 b
Collingwood CA	23.5 a	**	2.3 b	3.8 b	2.6 b	1.8 b	10.0 a	**	3.4 b	3.1 b
Erin T	n/u	n/u	n/s	n/u	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	10.2 c	5.5 b	4.4 c	4.8 d	12.5 a	**	7.4 b	5.0 b
Kawartha Lakes CA	**	**	6.6 c	6.5 c	3.7 c	5.3 b	**	**	5.5 c	6.3 b
Midland CA	**	**	8.7 b	10.6 c	6.8 b	6.3 c	**	0.0 d	7.9 b	8.1 b
Orillia CA	**	2.9 c	4.5 c	4.7 b	3.8 c	4.2 c	**	**	4.6 c	4.3 b
Port Hope CA	10.7 a	3.7 a	3.8 d	3.5 c	2.6 c	3.2 b	8.7 a	**	3.8 c	3.2 b
Scugog TP	**	**	6.0 d	**	0.0 d	0.0 d	**	**	3.4 c	2.1 c
West Grey MU	**	**	**	3.7 d	**	**	**	12.5 d	4.7 d	**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Brighton MU	**	**	**	**	**	**	**	**	**	**
Brock Tp	**	**	**	**	**	**	**	**	**	**
Cobourg CA	**	**	3.8 d	++	++	++	**	**	3.8 d	++
Collingwood CA	9.2 a	7.2 b	4.6 a	2.9 a	3.8 a	3.0 a	2.3 a	**	4.2 a	3.2 a
Erin T	n/u	n/u	**	n/u	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	++	**	++	**	0.2 a	**	-0.5 b	**
Kawartha Lakes CA	**	**	++	1.4 a	++	4.1 c	**	**	5.3 d	2.6 c
Midland CA	**	**	1.4 a	1.6 a	0.7 a	2.1 a	**	**	0.8 a	1.7 a
Orillia CA	++	3.9 b	2.7 b	1.8 b	2.8 a	1.6 c	**	**	2.8 a	1.7 b
Port Hope CA	0.2 a	0.4 a	**	**	**	**	2.3 a	**	**	**
Scugog TP	**	**	**	**	**	**	**	**	**	**
West Grey MU	**	**	**	**	**	**	**	**	**	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1_3 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Brighton MU	**	**	**	**	2.0 c	1.2 d	**	**	2.5 c	2.0 c
Brock Tp	n/s	**	0.0 d	**	**	14.0 d	**	**	5.2 d	13.1 d
Cobourg CA	0.0 d	**	3.9 c	1.3 a	3.0 c	4.3 b	0.0 d	0.0 d	2.6 b	3.3 b
Collingwood CA	23.5 a	**	2.3 b	0.5 a	2.6 b	0.0 b	5.0 a	**	3.3 b	0.2 a
Erin T	n/u	n/u	n/s	n/u	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	8.4 b	3.3 c	1.4 a	1.2 a	1.8 a	5.4 a	4.1 b	3.1 b
Kawartha Lakes CA	**	**	3.9 c	4.4 c	2.5 c	3.0 b	**	2.5 c	3.6 c	4.1 b
Midland CA	**	**	6.8 b	9.2 b	2.9 b	4.8 c	0.0 d	4.9 b	4.8 b	6.7 b
Orillia CA	**	0.0 c	2.3 c	2.6 b	2.4 b	2.0 b	14.9 d	**	3.7 c	3.7 c
Port Hope CA	10.7 a	0.0 a	3.3 d	3.0 d	1.1 a	1.1 a	0.0 a	**	2.4 c	1.7 b
Scugog TP	**	**	6.0 d	**	0.0 d	0.0 d	**	**	2.3 c	2.1 c
West Grey MU	**	**	**	3.7 d	**	**	**	12.5 d	4.7 d	**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2_3 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Brighton MU	**	**	684 b	641 a	809 a	670 a	**	**	795 a	673 a
Brock Tp	n/s	n/s	641 b	651 b	742 a	776 a	**	n/s	724 a	740 a
Cobourg CA	559 c	505 b	746 a	739 a	880 a	909 a	644 d	1,003 a	799 a	845 a
Collingwood CA	618 a	662 b	712 a	738 a	830 a	851 a	843 a	868 a	775 a	798 a
Erin T	n/u	n/u	n/s	n/u	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	653 a	663 a	722 a	706 a	746 a	752 b	695 a	697 a
Kawartha Lakes CA	568 b	546 b	788 a	764 a	906 a	933 a	1,009 b	1,080 a	851 a	854 a
Midland CA	544 a	528 a	688 a	677 a	784 a	792 a	878 a	943 a	747 a	743 a
Orillia CA	615 a	644 a	749 a	774 a	859 a	869 a	968 a	975 a	823 a	835 a
Port Hope CA	541 a	532 a	770 a	796 a	872 a	902 a	1,164 a	**	827 b	852 a
Scugog TP	**	**	755 b	762 a	908 a	933 a	**	**	943 a	944 a
West Grey MU	**	**	530 b	538 a	602 b	624 b	760 b	791 a	613 b	598 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3_3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2011 by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Brighton MU	**	**	**	19	2 d	144	**	**	3 c	177
Brock Tp	**	**	**	31	7 d	54	**	**	14 d	106
Cobourg CA	**	33	5 a	345	28 b	651	0 d	32	35 b	1,061
Collingwood CA	**	19	1 a	245	0 b	309	**	23	1 a	595
Erin T	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	6 c	172	2 a	186	5 a	92	14 b	456
Kawartha Lakes CA	**	81	25 c	578	22 b	749	2 c	81	60 b	1,489
Midland CA	**	27	40 b	431	28 c	584	2 b	41	72 b	1,083
Orillia CA	0 c	123	16 b	614	17 b	857	**	234	67 c	1,828
Port Hope CA	0 a	32	7 d	216	3 a	301	**	**	10 b	572
Scugog TP	**	**	**	41	0 d	51	**	**	3 c	144
West Grey MU	**	**	1 d	27	**	103	2 d	16	**	152

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4_3 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Brighton MU	**	**	**	**	2.0 c	1.2 d	**	**	2.5 c	2.0 c
Brock Tp	n/s	**	0.0 d	**	**	14.0 d	**	**	**	13.1 d
Cobourg CA	**	**	6.0 b	2.1 c	4.2 c	4.7 b	**	0.0 d	4.2 b	3.8 b
Collingwood CA	23.5 a	**	2.3 b	3.8 b	2.6 b	1.8 b	5.0 a	**	3.3 b	3.1 b
Erin T	n/u	n/u	n/s	n/u	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	10.2 c	5.5 b	3.8 b	4.5 d	7.1 a	6.5 a	6.6 b	5.5 b
Kawartha Lakes CA	**	**	6.6 c	6.5 c	3.7 c	5.0 b	5.4 d	**	5.5 c	6.2 b
Midland CA	**	**	8.7 b	10.6 c	6.5 b	6.1 c	**	4.9 b	7.6 b	7.9 b
Orillia CA	**	2.9 c	4.5 c	4.7 b	3.8 c	4.2 c	**	**	5.4 c	5.8 c
Port Hope CA	10.7 a	3.7 a	3.8 d	3.5 c	2.6 c	3.2 b	8.7 a	**	3.8 c	3.2 b
Scugog TP	**	**	6.0 d	**	0.0 d	0.0 d	**	**	3.4 c	2.1 c
West Grey MU	**	**	**	3.7 d	**	**	**	12.5 d	4.7 d	**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5_3 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type

Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Brighton MU	**	**	**	**	**	**	**	**	**	**
Brock Tp	**	**	**	**	**	**	**	**	**	**
Cobourg CA	**	**	3.7 d	++	++	++	**	**	3.5 d	++
Collingwood CA	9.2 a	7.2 b	4.6 a	2.9 a	3.8 a	3.0 a	2.3 a	**	4.2 a	3.2 a
Erin T	n/u	n/u	**	n/u	**	**	n/u	n/u	**	**
Haldimand County CY	**	**	++	**	++	**	0.6 a	**	-0.3 b	**
Kawartha Lakes CA	**	**	++	1.4 a	++	4.0 c	**	**	**	2.6 c
Midland CA	**	**	1.4 a	1.6 a	1.1 a	2.5 a	**	**	0.9 a	2.1 a
Orillia CA	++	3.9 b	2.7 b	1.8 b	2.8 a	1.6 c	**	**	1.9 c	1.6 b
Port Hope CA	0.2 a	0.4 a	**	**	**	**	2.3 a	**	**	**
Scugog TP	**	**	**	**	**	**	**	**	**	**
West Grey MU	**	**	**	**	**	**	**	**	**	**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Bracebridge Town	**	**	0.0 d	2.5 c	**	2.3 c	**	**	**	2.2 c
Elliot Lake CA	11.0 d	11.4 a	5.7 a	8.2 a	10.5 a	11.9 a	7.5 c	8.0 a	9.2 a	10.7 a
Gravenhurst Town	**	**	**	**	**	3.9 d	**	0.0 a	5.9 d	4.3 d
Huntsville Town	**	**	**	4.8 d	4.3 d	3.9 d	**	**	4.3 d	4.3 d
Kenora CA	8.2 a	5.4 d	2.6 c	0.7 b	5.4 d	3.0 d	**	**	4.3 c	2.1 c
North Bay CA	0.0 c	**	2.3 c	**	2.2 c	0.5 b	**	0.0 c	2.3 c	1.1 a
Sault Ste. Marie CA	**	**	1.5 c	2.0 c	0.9 a	1.0 a	0.0 c	0.0 c	1.2 a	1.3 a
Temiskaming Shores CA	9.0 b	4.0 c	3.3 c	2.2 c	**	2.9 c	0.0 d	**	2.9 c	3.0 c
Timmins CA	**	**	1.3 a	2.1 c	1.1 a	1.6 c	**	**	1.6 b	2.0 b
West Nipissing M	0.0 c	4.8 d	3.3 d	2.5 c	**	5.7 d	**	0.0 c	2.4 c	4.1 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_4 Private Apartment Average Rents ($) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Bracebridge Town	**	**	721 a	768 a	843 a	890 a	**	**	801 a	849 a
Elliot Lake CA	408 a	392 a	534 a	473 a	627 a	535 a	700 a	617 a	602 a	521 a
Gravenhurst Town	**	**	675 b	713 a	800 a	826 a	**	974 a	737 b	796 a
Huntsville Town	539 b	585 a	669 a	733 a	838 a	918 a	**	920 b	771 a	851 a
Kenora CA	438 c	482 d	618 b	601 b	786 b	768 b	**	923 c	686 b	698 b
North Bay CA	507 b	515 b	646 a	616 b	795 a	802 a	936 b	902 b	741 a	715 a
Sault Ste. Marie CA	432 a	440 b	582 a	615 a	682 a	729 a	712 a	751 b	641 a	681 a
Temiskaming Shores CA	429 a	478 a	505 a	548 a	601 a	616 a	745 a	670 c	573 a	591 a
Timmins CA	462 b	496 b	586 a	628 a	765 a	775 a	846 a	863 a	693 a	719 a
West Nipissing M	437 a	477 b	546 a	561 a	632 a	645 a	796 b	749 b	596 a	613 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_4 Number of Private Apartment Units Vacant and Universe in April 2011 by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	**	**	2 c	85	4 c	183	**	**	6 c	281
Elliot Lake CA	4 a	35	25 a	306	99 a	831	7 a	87	135 a	1,259
Gravenhurst Town	**	**	**	63	6 d	156	0 a	7	10 d	233
Huntsville Town	**	11	5 d	100	7 d	184	**	13	13 d	308
Kenora CA	1 d	19	1 b	149	5 d	181	**	11	8 c	360
North Bay CA	**	297	**	1,016	8 b	1,595	0 c	220	33 a	3,128
Sault Ste. Marie CA	**	137	34 c	1,731	26 a	2,512	0 c	276	62 a	4,656
Temiskaming Shores CA	1 c	25	3 c	128	6 c	189	**	29	11 c	372
Timmins CA	**	69	11 c	519	14 c	830	**	112	30 b	1,530
West Nipissing M	1 d	22	3 c	125	11 d	189	0 c	28	15 c	363

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_4 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Bracebridge Town	**	**	**	**	**	9.0 c	**	**	3.2 d	9.5 c
Elliot Lake CA	11.0 d	14.3 a	6.1 a	8.5 a	10.8 a	12.4 a	10.1 c	9.2 a	9.6 a	11.3 a
Gravenhurst Town	**	**	**	**	**	11.1 d	**	0.0 a	**	9.2 c
Huntsville Town	**	**	**	4.8 d	**	**	**	**	**	**
Kenora CA	8.2 a	5.4 d	2.6 c	0.7 b	5.4 d	3.0 d	**	**	4.3 c	2.1 c
North Bay CA	**	**	3.9 d	4.5 d	3.6 d	3.8 d	**	0.0 c	3.7 d	3.8 c
Sault Ste. Marie CA	**	**	1.9 c	4.2 d	1.4 a	2.6 c	**	**	1.8 b	3.2 c
Temiskaming Shores CA	9.0 b	4.0 c	**	**	5.3 d	**	0.0 d	**	6.5 c	6.3 c
Timmins CA	**	**	1.5 c	3.6 c	1.3 a	2.1 b	**	**	1.8 b	3.2 c
West Nipissing M	0.0 c	4.8 c	3.3 d	2.5 c	**	5.7 d	**	0.0 c	2.4 c	4.1 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Bracebridge Town	**	**	**	**	**	**	**	**	**	**
Elliot Lake CA	**	**	0.8 a	-12.1 a	0.5 b	-13.7 a	1.2 a	-12.2 a	0.5 a	-12.9 a
Gravenhurst Town	**	**	**	**	**	**	**	2.9 a	**	**
Huntsville Town	**	**	**	**	**	**	**	**	**	++
Kenora CA	**	**	**	**	**	**	**	**	**	++
North Bay CA	++	2.9 c	++	3.9 d	++	**	**	**	++	**
Sault Ste. Marie CA	**	**	2.5 c	++	++	**	++	++	**	**
Temiskaming Shores CA	**	**	**	**	++	10.2 d	**	**	++	5.7 d
Timmins CA	**	++	++	5.3 d	**	**	**	3.2 d	1.4 d	2.5 c
West Nipissing M	**	**	++	4.8 d	++	5.5 d	**	**	++	3.6 d

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1_4 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Bracebridge Town	**	**	0.0 d	2.4 c	**	2.8 c	**	**	**	2.5 c
Elliot Lake CA	11.0 d	11.4 a	5.7 a	8.2 a	10.6 a	11.6 a	6.3 a	5.4 a	9.0 a	10.1 a
Gravenhurst Town	**	**	**	**	**	3.5 d	**	0.0 a	5.9 d	4.0 d
Huntsville Town	**	**	**	4.6 d	**	4.2 d	**	**	4.0 d	4.3 d
Kenora CA	8.2 a	5.4 c	2.6 c	0.7 b	5.4 d	3.0 d	6.1 a	5.8 b	4.5 b	2.5 c
North Bay CA	0.0 c	**	2.3 c	**	2.2 c	1.0 a	4.9 d	1.5 a	2.4 c	1.4 a
Sault Ste. Marie CA	**	**	1.6 c	2.0 c	0.9 a	1.0 a	1.0 a	0.9 a	1.3 a	1.4 a
Temiskaming Shores CA	9.0 b	4.0 c	3.3 c	2.2 c	**	2.9 c	0.0 d	**	2.9 c	3.0 c
Timmins CA	**	**	1.3 a	2.1 c	1.0 a	1.4 a	1.5 c	**	1.4 a	1.8 b
West Nipissing M	0.0 c	4.8 d	4.0 d	2.4 c	**	5.3 d	**	0.0 c	2.6 c	3.9 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2_4 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Bracebridge Town	**	**	721 a	768 a	843 a	889 a	**	**	806 a	851 a
Elliot Lake CA	408 a	392 a	534 a	473 a	623 a	533 a	668 a	576 a	602 a	521 a
Gravenhurst Town	**	**	675 b	713 a	800 a	824 a	**	974 a	737 b	797 a
Huntsville Town	539 b	585 a	674 a	735 a	838 a	913 a	**	932 b	767 a	850 a
Kenora CA	438 c	482 d	618 b	601 b	786 b	768 b	**	683 b	676 b	684 b
North Bay CA	504 b	514 b	644 a	615 b	795 a	802 a	825 b	873 b	743 a	729 a
Sault Ste. Marie CA	432 a	440 b	581 a	613 a	681 a	730 a	719 a	746 a	644 a	683 a
Temiskaming Shores CA	429 a	478 a	505 a	548 a	601 a	616 a	745 a	670 c	573 a	591 a
Timmins CA	462 b	496 b	586 a	626 a	764 a	783 a	855 a	877 a	701 a	730 a
West Nipissing M	437 a	477 b	546 a	564 a	632 a	651 a	794 b	749 b	597 a	617 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3_4 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2011 by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	**	**	2 c	87	5 c	185	**	**	7 c	289
Elliot Lake CA	4 a	35	25 a	306	101 a	867	9 a	167	139 a	1,375
Gravenhurst Town	**	**	**	63	6 d	174	0 a	7	10 d	251
Huntsville Town	**	11	5 d	106	8 d	196	**	14	14 d	327
Kenora CA	1 d	19	1 b	149	5 d	181	2 b	35	10 c	384
North Bay CA	**	300	**	1,023	18 a	1,737	8 a	506	51 a	3,566
Sault Ste. Marie CA	**	137	34 c	1,737	26 a	2,543	4 a	461	67 a	4,877
Temiskaming Shores CA	1 c	25	3 c	128	6 c	189	**	29	11 c	372
Timmins CA	**	69	11 c	533	14 a	962	**	137	31 b	1,701
West Nipissing M	1 d	22	3 c	130	11 d	201	0 c	29	15 c	382

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4_4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Bracebridge Town	**	**	**	**	**	9.4 c	**	**	3.1 d	9.6 c
Elliot Lake CA	11.0 d	14.3 a	6.1 a	8.5 a	11.1 a	12.1 a	7.6 a	6.0 a	9.5 a	10.6 a
Gravenhurst Town	**	**	**	**	**	10.5 d	**	0.0 a	**	8.9 c
Huntsville Town	**	**	**	4.6 d	**	**	**	**	**	**
Kenora CA	8.2 a	5.4 d	2.6 c	0.7 b	5.4 d	3.0 d	6.1 a	5.8 b	4.5 b	2.5 c
North Bay CA	**	**	3.8 d	4.5 d	3.5 d	4.1 d	5.8 d	1.9 c	3.7 c	3.9 c
Sault Ste. Marie CA	**	**	2.0 c	4.2 d	1.4 a	2.6 c	**	1.8 c	1.9 b	3.1 c
Temiskaming Shores CA	9.0 b	4.0 c	**	**	5.3 d	**	0.0 d	**	6.5 c	6.3 c
Timmins CA	**	**	1.7 c	3.7 c	1.6 b	1.8 b	2.1 c	**	1.9 b	3.0 b
West Nipissing M	0.0 c	4.8 d	4.0 d	2.4 c	**	5.3 d	**	0.0 c	2.6 c	3.9 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5_4 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type

Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Bracebridge Town	**	**	**	**	**	**	**	**	**	**
Elliot Lake CA	**	**	0.8 a	-12.1 a	0.5 a	-13.5 a	1.7 a	-12.9 a	0.8 a	-12.9 a
Gravenhurst Town	**	**	**	**	**	**	**	2.9 a	**	**
Huntsville Town	**	**	**	**	**	++	**	**	**	**
Kenora CA	**	**	**	**	**	**	**	**	++	++
North Bay CA	++	2.9 c	++	3.8 d	++	4.0 d	++	**	++	4.1 d
Sault Ste. Marie CA	**	**	2.6 c	++	++	**	++	++	**	**
Temiskaming Shores CA	**	**	**	**	++	10.2 d	**	**	++	5.7 d
Timmins CA	**	++	++	4.6 d	++	**	++	3.6 d	++	2.3 c
West Nipissing M	**	**	++	4.6 d	++	**	**	**	++	**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Centre Wellington CA	**	**	**	**	0.8 a	0.0 d	n/s	**	**	**
Chatham-Kent CA	**	**	7.0 b	5.3 b	5.4 c	6.8 b	5.0 d	3.4 d	6.0 b	5.8 b
Essex T	**	**	**	14.5 d	**	4.6 d	**	**	14.4 c	9.2 b
Ingersoll CA	n/u	n/u	22.4 a	29.8 d	15.5 a	8.3 b	**	**	16.3 a	14.1 a
Kincardine MU	**	**	0.0 d	3.3 d	**	1.9 c	**	**	0.5 b	3.2 d
Lambton Shores City	n/u	n/u	**	**	12.7 a	**	**	**	14.1 a	**
Leamington CA	0.0 a	**	4.3 b	4.0 a	7.0 a	4.0 a	0.0 a	4.5 d	5.4 a	4.0 a
Meaford MU	**	**	3.3 d	**	**	**	**	**	5.8 c	8.8 c
Norfolk CA	**	**	**	**	5.9 d	1.4 d	0.0 d	**	**	2.3 c
North Perth Town	n/s	**	**	10.1 c	8.1 c	9.8 b	**	4.7 d	**	10.0 a
Owen Sound CA	**	0.0 d	4.5 d	3.6 d	4.6 c	4.0 d	2.5 c	**	4.4 c	3.6 c
Sarnia CA	7.4 c	6.3 c	5.2 c	6.0 b	5.2 c	6.8 b	**	11.5 d	5.5 c	6.5 b
Saugeen Shores Town	**	**	**	0.0 c	0.4 b	0.5 b	**	**	**	0.6 a
Stratford CA	**	**	3.2 c	1.9 b	6.8 b	5.7 b	**	0.8 d	5.1 b	3.8 b
Tillsonburg CA	13.8 a	**	7.3 c	5.3 b	6.7 c	2.0 a	**	**	6.8 c	3.1 b
Woodstock CA	**	0.0 d	3.7 d	2.8 b	3.0 c	2.6 b	3.4 d	0.0 c	3.3 c	2.6 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_5 Private Apartment Average Rents ($)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Centre Wellington CA	**	**	657 b	705 a	765 b	830 a	n/s	923 a	721 c	790 a
Chatham-Kent CA	423 b	550 a	573 a	599 a	666 a	668 a	721 c	629 a	637 a	637 a
Essex T	**	**	614 a	614 b	702 b	697 b	**	**	658 a	668 b
Ingersoll CA	n/u	n/u	623 a	682 a	661 a	714 a	**	**	668 a	708 a
Kincardine MU	**	**	682 b	661 d	845 c	849 b	**	**	787 c	773 b
Lambton Shores City	n/u	n/u	**	**	584 a	610 b	**	**	573 a	596 b
Leamington CA	494 a	486 a	626 a	624 a	747 a	744 a	949 a	941 a	700 a	698 a
Meaford MU	**	**	602 a	590 b	757 a	763 b	**	840 a	707 a	712 b
Norfolk CA	496 c	534 b	564 b	555 a	607 a	625 b	**	**	592 a	601 b
North Perth Town	n/s	535 a	615 b	601 a	721 a	706 a	**	787 a	698 a	678 a
Owen Sound CA	480 a	520 b	664 a	641 a	772 a	772 a	792 a	826 a	724 a	715 a
Sarnia CA	541 a	539 a	631 a	650 a	739 a	761 a	979 c	976 c	691 a	710 a
Saugeen Shores Town	**	540 b	647 b	638 a	732 b	732 a	807 c	794 a	713 a	710 a
Stratford CA	509 a	512 a	638 a	622 a	777 a	773 a	871 a	891 a	730 a	715 a
Tillsonburg CA	482 a	543 a	606 a	607 a	689 a	720 a	761 b	697 d	661 a	680 a
Woodstock CA	513 a	485 c	605 a	725 a	707 b	1,049 a	736 a	741 a	669 a	920 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_5 Number of Private Apartment Units Vacant and Universe in April 2011 by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Centre Wellington CA	**	24	**	208	0 d	411	**	39	**	683
Chatham-Kent CA	**	159	94 b	1,765	157 b	2,320	15 d	429	273 b	4,673
Essex T	**	**	8 d	55	5 d	108	**	**	16 b	173
Ingersoll CA	n/u	n/u	17 d	56	12 b	143	**	**	29 a	202
Kincardine MU	**	**	2 d	69	2 c	118	**	**	7 d	211
Lambton Shores City	n/u	n/u	**	**	**	75	**	**	**	92
Leamington CA	**	23	19 a	476	24 a	602	2 d	51	46 a	1,153
Meaford MU	**	**	**	62	**	121	**	21	19 c	213
Norfolk CA	**	7	**	281	8 d	593	**	**	20 c	888
North Perth Town	**	24	11 c	106	21 b	214	2 d	45	39 a	389
Owen Sound CA	0 d	88	25 d	682	32 d	813	**	184	64 c	1,768
Sarnia CA	12 c	190	139 b	2,341	187 b	2,768	20 d	175	358 b	5,474
Saugeen Shores Town	**	16	0 c	105	1 b	226	**	63	2 a	409
Stratford CA	**	30	15 b	814	56 b	989	1 d	124	74 b	1,957
Tillsonburg CA	**	9	15 b	276	11 a	552	**	28	27 b	865
Woodstock CA	0 d	18	25 b	882	33 b	1,240	0 c	78	57 b	2,217

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Centre Wellington CA	**	4.2 d	**	**	**	2.7 c	n/s	5.1 d	**	3.8 d
Chatham-Kent CA	**	**	8.7 b	6.9 b	6.8 b	8.3 b	**	3.8 d	7.5 b	7.3 b
Essex T	**	**	**	**	9.0 c	4.6 d	**	**	15.1 d	10.4 c
Ingersoll CA	n/u	n/u	26.5 a	**	18.3 a	11.7 d	**	**	19.3 a	18.2 d
Kincardine MU	**	**	0.0 d	3.3 d	**	5.8 d	**	**	1.6 c	5.4 c
Lambton Shores City	n/u	n/u	**	**	14.1 a	**	**	**	15.2 a	**
Leamington CA	5.6 a	**	6.4 b	5.1 a	8.0 a	5.3 a	3.1 a	8.4 c	7.0 a	5.3 a
Meaford MU	**	**	3.3 d	**	7.4 c	**	**	**	6.3 c	10.1 d
Norfolk CA	**	**	**	**	**	4.5 d	0.0 d	**	**	5.3 d
North Perth Town	n/s	**	**	14.0 c	8.1 c	11.3 c	**	7.0 c	**	12.1 a
Owen Sound CA	**	**	5.9 c	7.9 c	6.0 c	6.2 c	5.9 d	4.1 d	6.0 b	6.5 b
Sarnia CA	8.9 c	8.1 b	7.8 b	8.1 b	7.0 c	8.8 a	**	12.7 d	7.5 b	8.6 a
Saugeen Shores Town	**	**	**	1.1 d	**	1.5 d	**	**	4.0 d	2.4 c
Stratford CA	**	**	4.8 c	2.7 a	8.4 b	8.0 b	**	6.6 c	6.6 b	5.6 b
Tillsonburg CA	13.8 a	**	9.4 c	8.2 b	7.6 c	3.5 b	4.2 c	3.8 b	8.2 b	5.1 a
Woodstock CA	**	0.0 d	5.9 c	4.7 b	3.7 d	4.3 b	4.6 d	0.0 c	4.6 c	4.3 b

The following letter codes are used to indicate the reliability of the estimates:
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1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Centre Wellington CA	**	**	**	**	**	**	**	**	**	**
Chatham-Kent CA	**	**	1.2 a	1.7 b	1.4 a	1.5 b	1.8 c	++	1.2 a	1.7 b
Essex T	**	**	**	**	++	**	**	**	++	**
Ingersoll CA	n/u	n/u	**	**	**	**	**	**	**	**
Kincardine MU	**	**	**	**	**	**	**	**	**	**
Lambton Shores City	n/u	n/u	**	**	**	**	**	**	2.8 b	**
Leamington CA	**	**	0.8 a	1.0 a	1.2 a	0.4 a	0.4 a	-3.1 d	0.8 a	0.6 a
Meaford MU	**	**	**	**	**	**	**	**	**	**
Norfolk CA	**	**	**	**	++	++	**	**	2.1 c	++
North Perth Town	**	**	**	**	**	**	**	**	**	++
Owen Sound CA	**	**	4.0 c	++	2.1 c	++	**	**	2.6 b	++
Sarnia CA	**	1.4 a	2.1 a	2.1 a	1.8 b	1.9 a	++	1.4 a	1.9 a	2.0 a
Saugeen Shores Town	**	**	**	4.6 d	**	**	**	3.3 c	**	**
Stratford CA	**	**	1.4 a	1.4 a	1.3 a	0.8 a	**	**	1.4 a	1.1 a
Tillsonburg CA	0.5 a	**	++	1.2 a	++	3.3 d	**	**	++	3.1 d
Woodstock CA	**	**	1.5 c	**	1.8 c	1.5 b	**	**	2.1 b	1.5 c

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1_5 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Centre Wellington CA	**	**	**	**	0.8 a	0.0 d	n/s	**	**	**
Chatham-Kent CA	**	**	7.3 b	5.3 b	5.3 b	6.3 b	5.9 d	4.2 d	6.1 b	5.7 b
Essex T	**	**	17.6 d	10.4 d	10.5 c	**	**	6.5 a	12.0 c	9.0 b
Ingersoll CA	n/s	n/u	22.4 a	29.8 d	12.1 c	5.4 b	**	**	**	11.0 c
Kincardine MU	**	**	0.0 d	3.3 d	**	1.8 c	**	**	0.5 b	3.1 d
Lambton Shores City	n/u	n/u	**	**	12.7 a	**	**	**	14.1 a	**
Leamington CA	0.0 a	**	4.3 b	4.0 a	10.7 a	4.2 a	0.0 a	4.2 c	7.3 a	4.2 a
Meaford MU	**	**	3.2 d	**	6.0 c	8.8 c	5.6 d	**	5.4 c	8.0 c
Norfolk CA	**	**	**	**	5.8 d	1.4 d	0.0 d	**	**	2.2 c
North Perth Town	n/s	**	**	10.1 d	**	9.8 b	0.0 d	4.7 d	**	10.0 b
Owen Sound CA	**	0.0 d	4.4 d	3.6 d	4.6 c	4.0 d	2.4 c	**	4.3 c	3.5 c
Sarnia CA	7.4 c	6.3 c	5.4 c	5.9 b	6.3 c	7.8 b	**	**	6.1 c	7.0 b
Saugeen Shores Town	**	**	**	0.0 c	0.4 b	0.5 b	**	**	**	0.6 b
Stratford CA	**	**	3.2 c	1.8 b	6.7 b	5.6 b	1.4 a	0.7 b	5.0 b	3.7 b
Tillsonburg CA	13.8 a	**	7.2 c	5.3 b	6.5 c	2.0 a	**	**	6.7 c	3.1 b
Woodstock CA	**	0.0 d	3.7 d	2.8 b	3.7 d	2.4 b	**	1.1 d	4.0 c	2.4 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2_5 Private Row (Townhouse) and Apartment Average Rents ($) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Centre Wellington CA	**	**	657 b	705 a	765 b	830 a	n/s	923 a	721 c	790 a
Chatham-Kent CA	423 a	548 a	572 a	599 a	663 a	664 a	720 b	630 a	638 a	635 a
Essex T	**	**	593 a	587 a	661 a	673 a	**	**	636 a	643 b
Ingersoll CA	n/s	n/u	623 a	682 a	643 a	710 a	770 a	802 b	674 a	718 a
Kincardine MU	**	**	682 b	661 d	873 c	880 b	**	**	810 b	797 b
Lambton Shores City	n/u	n/u	**	**	584 a	610 b	**	**	573 a	596 b
Leamington CA	494 a	486 a	626 a	623 a	736 a	741 a	928 a	876 a	696 a	697 a
Meaford MU	**	**	603 a	589 b	756 a	755 b	825 a	835 a	712 a	713 b
Norfolk CA	496 c	534 b	564 b	555 a	607 a	624 b	**	**	592 a	602 b
North Perth Town	n/s	535 a	615 b	601 a	721 a	706 a	**	787 a	698 a	678 a
Owen Sound CA	480 a	518 b	663 a	640 a	772 a	772 a	791 a	825 a	722 a	713 a
Sarnia CA	541 a	539 a	628 a	650 a	744 a	771 a	864 b	936 b	699 a	723 a
Saugeen Shores Town	**	540 c	647 b	638 a	732 b	732 a	807 c	794 a	713 a	710 a
Stratford CA	509 a	512 a	638 a	622 a	776 a	773 a	875 a	893 a	732 a	717 a
Tillsonburg CA	482 a	543 a	605 a	607 a	685 a	720 a	761 b	697 d	659 a	680 a
Woodstock CA	513 a	485 c	605 a	725 a	700 a	1,020 a	725 a	750 b	671 a	895 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3_5 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in April 2011 by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total		
	Vacant		Total	Vacant		Total	Vacant		Total	Vacant		Total	Vacant		Total
Centre Wellington CA	**		24	**		208	0	d	411	**		39	**		683
Chatham-Kent CA	**		161	94	b	1,780	158	b	2,510	22	d	525	282	b	4,975
Essex T	**		**	8	d	77	**		145	3	a	46	24	b	272
Ingersoll CA	n/u		n/u	17	d	56	12	b	219	**		40	35	c	314
Kincardine MU	**		**	2	d	69	2	c	130	**		**	7	d	223
Lambton Shores City	n/u		n/u	**		**	**		75	**		**	**		92
Leamington CA	**		23	19	a	478	27	a	634	2	c	54	49	a	1,190
Meaford MU	**		**	**		64	13	c	150	**		23	20	c	246
Norfolk CA	**		7	**		281	8	d	608	**		**	20	c	903
North Perth Town	**		24	11	d	106	21	b	214	2	d	45	39	b	389
Owen Sound CA	0	d	93	25	d	698	32	d	818	**		187	64	c	1,795
Sarnia CA	12	c	190	139	b	2,359	270	b	3,441	**		283	442	b	6,274
Saugeen Shores Town	**		16	0	c	105	1	b	226	**		63	2	b	409
Stratford CA	**		30	15	b	818	56	b	1,001	1	b	142	74	b	1,991
Tillsonburg CA	**		9	15	b	276	11	a	552	**		28	27	b	865
Woodstock CA	0	d	18	25	b	882	33	b	1,369	3	d	252	60	b	2,520

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4_5 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11	Apr-10	Apr-11
Centre Wellington CA	**	4.2 d	**	**	**	**	n/s	5.1 d	**	3.8 d
Chatham-Kent CA	**	**	8.9 b	6.8 b	6.8 b	7.9 b	**	4.5 d	7.6 b	7.1 b
Essex T	**	**	17.6 d	12.9 d	11.3 c	**	**	6.5 a	12.5 c	9.7 b
Ingersoll CA	n/s	n/u	26.5 a	**	14.3 c	7.6 c	**	**	**	14.3 c
Kincardine MU	**	**	0.0 d	3.3 d	**	5.2 d	**	**	1.6 c	5.1 c
Lambton Shores City	n/u	n/u	**	**	14.1 a	**	**	**	15.2 a	**
Leamington CA	5.6 a	**	6.4 b	5.1 a	11.6 a	5.5 a	2.8 a	7.9 b	8.9 a	5.4 a
Meaford MU	**	**	3.2 d	**	6.7 c	11.9 d	5.6 d	**	5.9 b	9.9 b
Norfolk CA	**	**	**	**	**	4.4 d	0.0 d	**	**	5.2 d
North Perth Town	n/s	**	**	14.0 c	**	11.3 c	0.0 d	**	**	12.1 c
Owen Sound CA	**	**	5.7 c	7.7 c	6.0 c	6.2 c	5.9 d	4.0 d	5.9 b	6.4 b
Sarnia CA	8.9 c	8.1 b	7.8 b	8.1 b	8.0 c	10.1 c	**	**	8.1 b	9.2 a
Saugeen Shores Town	**	**	**	1.1 d	**	1.5 d	**	**	4.0 d	2.4 c
Stratford CA	**	**	4.7 c	2.7 a	8.3 b	7.9 b	1.4 a	5.7 c	6.4 b	5.5 b
Tillsonburg CA	13.8 a	**	9.4 c	8.2 b	7.4 c	3.5 b	4.2 c	3.8 b	8.0 b	5.1 b
Woodstock CA	**	0.0 d	5.9 c	4.7 b	4.5 c	3.9 b	**	1.6 c	5.3 c	3.9 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5_5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11	Apr-09 to Apr-10	Apr-10 to Apr-11
Centre Wellington CA	**	**	**	**	**	**	**	**	**	**
Chatham-Kent CA	**	**	1.3 a	1.6 b	1.6 b	1.3 a	1.6 c	++	1.3 a	1.5 a
Essex T	**	**	++	**	++	++	**	**	++	++
Ingersoll CA	**	n/u	**	**	**	**	**	**	**	**
Kincardine MU	**	**	**	**	**	++	**	**	**	**
Lambton Shores City	n/u	n/u	**	**	**	**	**	**	2.8 b	**
Leamington CA	**	**	0.8 a	1.0 a	1.1 a	0.4 a	0.4 a	-3.1 d	0.8 a	0.6 a
Meaford MU	**	**	**	**	**	**	**	**	**	**
Norfolk CA	**	**	**	**	++	++	**	**	2.1 c	++
North Perth Town	**	**	**	**	**	**	**	**	**	++
Owen Sound CA	**	**	4.0 c	++	2.3 c	++	**	**	2.7 b	++
Sarnia CA	**	1.4 a	2.1 a	2.1 a	1.8 b	1.9 a	++	1.3 a	1.9 a	1.9 a
Saugeen Shores Town	**	**	**	**	**	**	**	**	**	**
Stratford CA	**	**	1.4 a	1.4 a	1.3 a	0.8 a	**	**	1.4 a	1.1 a
Tillsonburg CA	0.5 a	**	++	1.2 a	++	3.3 d	**	**	++	3.1 d
Woodstock CA	**	**	1.5 c	**	1.7 c	1.4 a	**	**	2.1 b	1.4 a

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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